

CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, March 17, 2010

Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall

Time: 9:00 AM

9:00 a.m.

Docket No. 10020009 SP: Reading Tree Park Secondary Plat.

The applicant seeks secondary plat approval for 4 residential lots on 7.02 acres. The site is located adjacent to the Monon Greenway, at 212 W 136th Street. It is zoned R-1/Residence, partially within the US 31 Overlay Zone. Filed by Greg Ilko of CrossRoad Engineers, PC for Reading Tree Park, LLC.

Justin Moffett, site owner and developer was present. Petitioner is seeking secondary plat approval for development of approximately 7 acres broken up into 4 different parcels. This development is on West 136th Street, just west and adjacent to the Monon Trail. Petitioner stated there are no many changes from the primary plat approval stage.

Joanie Clark-Vectren Energy

Gas services will be needed, Passed out contact information

Nick Redden-City of Carmel Engineering

Sent letter, no further comments at this time

Greg Hoyes-Hamilton County Surveyor Office

Sent letter, Checking on easement and plan to follow up with CrossRoad

Ryan Hartman- Clay Township Regional Waste

Outside of service area

Shirley Hunter-Duke Energy

Requested Auto CAD file

Utility easements are on west side of lots

Access to Lot 4?, Frontage is on W. 136th St., Development will be at later time

Duke does not constitute this as being a subdivision, due to number of homes

Alexia Donahue-Wold-DOCS

No comments

END

9:15 a.m.

Docket No. 10020010 TAC: Mayflower Park, Blk 1, Lot 1A - Dreyer & Reinbold Racing.

The applicant seeks approval for a building addition. The site is located at 4501 W. 99th St. The site is zoned I-1/Industrial. Filed by DeBoy Land Development Services for DJ Reinbold Realty LLC.

Mike DeBoy with DeBoy Land Development was present. Petitioner is seeking approval for a 10,500 Square Feet addition to existing warehouse needed for servicing the Dreyer & Reinbold Racing Team. Expansion is being donated by one of their sponsors. Petitioner is looking to use an existing concrete pad at the rear of the building. They would like to be able to use the new addition for the 2010 racing season and plan to start construction first of April, 2010.

Joanie Clark-Vectren Energy

Existing Gas Services already on site
No additional load needed, No comments

Nick Redden-City of Carmel Engineering

Outside jurisdiction area

Greg Hoyes-Hamilton County Surveyor Office

Sent comment letter, no major concerns

Ryan Hartman- Clay Township Regional Waste

Sent email to Collin Patterson with DeBoy
No additional plumbing or floor drains required

Shirley Hunter-Duke Energy

Site serviced by IP&L, No comments

Alexia Donahue-Wold-DOCS

No comments

David Littlejohn (on behalf of Alexia)-DOCS-Alternative Transportation

Sent letter, no comments

Petitioner had questions regarding Landscape Plans and requirements to add additional landscaping to site. It was suggested for the Petitioner to follow up with Daren Mindham, Urban and Forestry, regarding concerns.

Petitioner questioned if needed to submit an architectural rendering of building to show coloring of proposed building. It was suggested for the Petitioner to follow up with Angie Conn, Department of Community Services.

END

9:25 a.m.

Docket No. 10020012 ADLS Amend: Silver Convenience Center - Fueling Center (Shell).

The applicant seeks approval for exterior building modifications, a gas canopy with pumps, and landscape & signage changes. The site is located at 808 W. Main St. The site is zoned OM/MU – Old Meridian District Mixed Use Subarea. Filed by Jim Koch of Convenience Centers, LLC

Brian Cross with Civil Site Group and Don Tharp with Tharp Investments were present. Petitioner is seeking approval to reopen fuel service center. Marathon Service Center originally occupied this property but had a fuel leak approx. 18 months ago and vacated the property. IDEM has cleaned site and is monitoring area. Petitioner wants to bring new fuel station to site.

Joanie Clark-Vectren Energy

Gas services are currently on site, need to be restored
Pass out contact information

Nick Redden-City of Carmel Engineering

Sent letter, no further comments

Petitioner had preliminary meeting with Gary Duncan & John Thomas
Maybe exempt from needing a Storm Water Quality and Storm Water Management Permit due to disturbed limits being less than ¼ of acre
Suggested to follow up with John Thomas

Changes to Storm Water would be a relocation of pipe

Greg Hoyes-Hamilton County Surveyor Office

Sent letter, Not their water shed so can not conduct storm review

Ryan Hartman- Clay Township Regional Waste

Outside of service area

Shirley Hunter-Duke Energy

Services are currently on site

Additional load needed? – Passed out contact information

Alexia Donahue-Wold-DOCS

No comments

Petitioner has building canopy concerns (signage and color on canopy) from email received from Angie Conn, Department of Community Services. Shell Gas is requesting to be able to use their international colors and branding on the canopy. City of Carmel sign ordinance has limitations with name/logo on a building canopy without filing for a variance. It was suggested to have a separate meeting with Petitioner and DOCS to discuss matter in more detail.

END

9:35 a.m.

Docket No. 10020013 DP Amend/ADLS Amend: Hamilton Crossing West, Bldg 5 – ITT Building Expansion.

The applicant seeks design approval for a building expansion, as well as a zoning waiver request: **Docket No. 10020014 ZW – Ch. 23B.08.03.A.1: Building Height and No. of floors**

The site is located at 13000 N. Meridian St. and is zoned B-2/Business within the US 31 Overlay Zone. Filed by Jon Sheidler of Woolpert for ITT Educational Services, Inc.

Jon Sheidler of Woolpert and Brent Davis with CSO Architect were present. Petitioner is seeking approval for a building expansion for building 5 in Hamilton Crossing at Meridian Street and 131st Street. Requesting to add a 15,000 square feet, two story building with minimal site improvements. Most of the utilities will be pulled from existing facility. Some improvements will include running a sanitary lateral and resetting electric. Building design will resemble existing building already on site.

Joanie Clark-Vectren Energy

Additional load needed, passed out contact information

Nick Redden-City of Carmel Engineering

Sent letter, no further comments at this time

Greg Hoyes-Hamilton County Surveyor Office

Sent letter, covered under the master drain plan with Meridian Corridor

Ryan Hartman- Clay Township Regional Waste

Sent email, no further comments

Angie Conn-DOCS

Sent letter, no additional comments

Shirley Hunter-Duke Energy

Requested Auto CAD file

Additional loads needed, passed out service form

Plan to be operating by end of March 2011

Transformer may need to be relocated due to in way of construction project

Primary underground feed comes from west straight to transformer

May need to schedule a power outage to convert

Alexia Donahue-Wold-DOCS

No comments

David Littlejohn (on behalf of Alexia)-DOCS-Alternative Transportation

Sent letter

END